

Ryegate Planning and Zoning
April 17, 2017
Approved Minutes

In attendance: Members – Wally Bragg, Richard Colby, Kate Davie, Mary Dole, Reggie Hazel, and Fremont Nelson. Also: Bill Elder, Harry Burgess, and Harry and Sandra Cushing.

Call to order – Meeting was called to order at 6:50 p.m.

Minutes of the 3/20/17 meeting – The minutes were approved as read by Fremont N.

Change to agenda – Reggie H. moved, and Rick C. seconded, a motion to add discussion of the Cushing subdivision and reorganization of the board to the agenda; the motion passed unanimously.

Cushing property – Harry Burgess presented updated Mylar® maps of the property in question which reflected the alterations discussed at the last meeting:

- The water frontage on Lot 1 was increased to 250'.
- The size of Lot 5 was increased to accommodate new setback requirements.
- The road in Lots 5 and 6 was changed to reflect its actual location.

Wally B. moved, and Reggie H. seconded, that we accept the internal lot line adjustments as presented; the motion passed unanimously.

Board reorganization – The clerk cast one ballot apiece for the re-election of Fremont N. as board chairperson and Rick C. as board vice-chairperson and Kate D. was elected board clerk. By general consensus the time and day of the meetings will continue to be 7:00 pm on the third Monday of each month.

Training with Alison Low of NVDA – The session opened with a discussion of the timetable for the revision of the town plan and a review of the draft contract for the assistance of Alison/NVDA with the revision process. After ascertaining that the draft contract fell within the scope of the board's budget, Rick C. moved, and Reggie H. seconded, that we accept the proposed contract; the motion passed unanimously. Alison will e-mail a copy of the contract to the town clerk.

Alison L. then provided an informative presentation on *The Essentials of Land Use Planning and Regulation*, including sections on planning development, roles and responsibilities, and plan implementation.

Zoning Administrator's report – Bill E. noted the following:

- The Dean Chase subdivision request has been approved. No abutters expressed concerns and the water and septic plans were approved. The documentation has been returned to Mr. Chase.
- No further inquiries have been made by the Nyitrais.
- The regional environmental office is apparently still reviewing the plans for the Blaisdell property.
- There have been no new building permit requests.

Correspondence – Fremont N. noted that the invoice of \$70.80 for bylaw copying has been received.

Adjournment – The meeting was adjourned at 8:35